

existing historic framed, ledged and vertically boarded door retained and repaired

new 75x50mm treated s/w stud partition –
acoustically insulated using 25mm thick
Rockwool acoustic slabs finished with
2no. 6mm Glasroc F MULTIBOARD
and skim to form curve

new extract ventilation fan to bathroom
to achieve minimum intermittent
extract rate of 15 l/s in compliance
with Building Regulations approved
document F. New modern cast iron
grille to be fitted to exterior, ie.
cast iron square hole grille,
Cast Iron Brick Company,
tel: 01598 711999

new 100mm Ø FW
drainage pipe at max.
1:40 to connect onto
existing drainage run

new wood-burning stove on new gritstone
hearth. Flue routed through existing
chimney flue and to be lined with
proprietary flue liner, and new proprietary
closure plate to comply with Building
Regulations part J

new rain shower mounted over bath

existing cracked glass to stair tower 'balustraria'
window to be replaced with directly glazed new
12mm thick 4-4-4 slim double glazing (U-value
1.9 w/m²k), see detail drawing no. 2438 AL11

patch up existing lime plaster to stair tower
walls with new two-coat haired lime plaster
to match existing

new rope handrail fixed to outside walls of
staircase tower. Brackets fixed prior to
plastering of walls

new two-coat haired lime (lime) plaster to
bathroom walls, to match existing and
to be patched around remaining plaster

break out existing concrete screed and replace
with new limecrete floor. New tile or sandstone
floor finish to client's choice to replace existing.
See detail drawing 2438 AL 10

existing joists underdrawn with new Gyproc
12.5mm moisture resistant plasterboard
and skim

new windows to be galvanised steel W20 section
framed casement windows to replace existing
collapsed/missing timber framed windows
(Steel Window Association 'Approved' Contractor)
with new 12mm thick 4-4-4 slim double glazing
unit (U-value 1.9 w/m²k), see detail drawing no.
2438 AL11

new bathroom to be fitted with sanitary fittings
which comply with maximum water consumption
as outlined in Building Regulations part G.
Sanitary pipework to comply with Building
Regulations part H

new framed and vertically boarded
timber treated entrance Fire Door
i.e. H1981 x W686mm Internal
Dordogne oak door (FD 30) and
hardwood frame, Howdens
Joinery Co. tel: 01538 310 000
web: www.howdens.com

patch up existing lime plaster to
stair tower walls with new two-coat
haired lime plaster to match existing

new two-coat haired lime plaster (NHL)
to bedroom walls, to match existing and
to be patched around remaining plaster

to ceiling: Celotex GA4075 rigid insulation
between existing rafters, maintaining 50mm air
gap over. Further Celotex PL4060 rigid insulation
with 12.5mm thick plasterboard under rafters,
finish plasterboard to ceiling side with 2mm
plaster skim (U-value 0.18 w/m²k)

new windows to be galvanised steel W20 section
framed casement windows to replace existing
collapsed/missing timber framed windows
(Steel Window Association 'Approved' Contractor)
with new 12mm thick 4-4-4 slim double glazing
unit (U-value 1.9 w/m²k), see detail drawing no.
2438 AL11

new 150 x 21mm thick softwood tongue and
groove floorboards to replace existing plywood
floor. existing floor joists to be replaced with
same size 150 x 50mm grade C24 timber joists.
new 12.5mm Gyproc plasterboard ceiling
fixed to underside of existing joists

new wood-burning stove on new gritstone hearth.
Flue routed through existing chimney flue and
to be lined with proprietary flue liner, and new
proprietary closure plate to comply with Building
Regulations part J

existing historic framed, ledged
and vertically boarded door retained,
repaired and adapted as detail
drawing no. 2438 AL12

existing solid stone roof of staircase tower to be
covered with new single ply membrane roof
(lead coloured) system behind parapet, installed
to manufacturer's details. Repoint parapet both
sides (100%) using a 1:2.5 NHL3.5: coarse,
sharp sand mortar mix

existing single glazing to stair tower 'balustraria'
windows to be replaced with directly glazed new
12mm thick 4-4-4 slim double glazing (U-value
1.9 w/m²k), see detail drawing no. 2438 AL11

staircase repairs: stone indent repair to damaged
spiral staircase newel, existing metal balustrade
to be retained and new rope handrail fixed to
outside walls of staircase tower. brackets fixed
prior to plastering of walls. rope and brackets to
be 24mm Ø natural hemp 'stair rope' in 2 lengths
each with 2no. knots, leather washers and new
custom-made iron rope brackets screwed and
plug fixed to sandstone newel

galvanised steel handrail and steel balustrades
to be set into new sockets to parapet using
proprietary epoxy resin with stonedust. hand
rail to be 1100mm min. height above existing
stone ledge to comply with Building Regulations
Part K. All exposed steel to be painted with
Dulux Metal Weathershield Exterior High Gloss,
colour ref: 'Black' N61. See detail drawing no.
2438 AL13

remove all vegetation from existing stone ledge
and treat with Roundup Pro Biactive herbicide
to manufacturer's recommendations

new 450 x 450 x 30mm Stanton Moor gritstone
paving slabs to new single ply membrane roof.
Slabs to be supported on Caro Pedestal paving
support system: PV9 pedestal with C3/4T
support plate, installed according to
manufacturer's instructions. Caro Systems Ltd.
Tel: 01763 244446. see detail drawing no.
2438 AL10

remove existing gravel, roofing felt and plywood
deck. New roof construction comprising: new
single ply membrane roof (lead coloured) laid
at 3° pitch, on 22mm thick marine plywood
deck, laid to manufacturers spec. over existing
timber rafters, maintaining 50mm air gap over.
Further Celotex PL4060 rigid insulation with
12.5mm thick plasterboard under rafters, finish
plasterboard to ceiling side with 2mm plaster
skim. (U-value 0.18 w/m²k)

rake out and repoint parapet both sides, corbels
(100%) and stone ledge as necessary, using
a 1:2.5 NHL3.5: coarse, sharp sand mortar mix

new cast-iron hopper and
50mm ø rainwater pipe
manufactured by Harrison
Thompson & Co. Ltd,
Yeoman Rainguard
Rainwater Systems, tel.
0113 279 5854, web:
www.rainguard.co.uk

existing chute to be
retained, roof covering/
membrane renewed
as drawing no.
2438 AL10

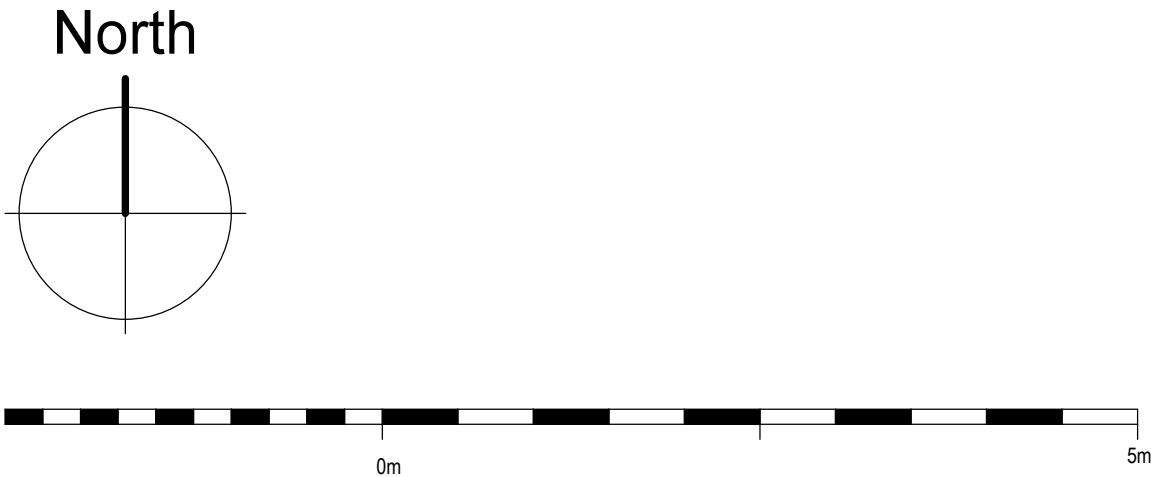
roof terrace

existing coping stones over flue to be removed
and 2no. new chimney pots fitted, to ensure
opening is min. 1000mm above roof level. ie.
Redbank roll top 750mm clay chimney pot,
colour: buff, Forterra Redbank, tel: 01530 273
737. existing chimney flues to be 125mm Ø and
lined with proprietary metal flue liner for new
wood burning stoves, all to comply with Building
Regulations Part J

ground floor plan 'as proposed'

first floor plan 'as proposed'

roof plan 'as proposed'



Rev	Date	Drawn	Description
ctdarchitects Clerk Bank House Clerk Bank LEEK Staffordshire ST13 5HE t : 01538 373477 f : 01538 386503 e : info@ctdarchitects.co.uk w : www.ctdarchitects.co.uk			
Client		Project	
Mr. W. Scott-Moncrieff		Folly Tower Basford Green Road, Cheddleton, Staffordshire, ST13 7ER	
Title		Floor Plans 'as proposed'	
Scale		1:50	Size A1
Status		PLANNING / L B C	
Job No.		2438	Drawing No.
		AL08	Rev.
		-	-
architects historic building advisors project managers landscape & urban designers			